

**GIGGS
& BELL**



Dale Road, Dallow Area, Luton, LU1

Guide Price: £230,000

LOOKING FOR AN INVESTMENT OPPORTUNITY ???? COME AND VIEW THIS Victorian style 3 Bedroomed Residence, located just off the CONVENIENTLY PLACED DALLOW ROAD AREA. Features include 2 reception rooms, gas central heating, fitted kitchen, ground floor bathroom, 3 double bedroom front & rear gardens.

Guide Price £230,000 to £250,000

This Victorian Style Terraced House

Dallow Road Area*

In Need Of Modernisation

Two Reception Rooms

Gas Central Heating

Fitted Kitchen

Ground Floor Bathroom



Entrance - Part Glazed front door

Entrance Hall - 13'6' (3.96m)' x 11'4' (3.35m)' (13'6" (4.11) x 11'4" (3.45))

Radiator, Stairs to first floor, doors to lounge, double glazed bay window, radiator

Dining Room - 13'3' (3.96m)' x 11'3' (3.35m)' (13'3" (4.04) x 11'3" (3.43))

Double glazed window, under stair cupboard, radiator and doors to kitchen

Kitchen - 11'5' (3.35m)' x 9'2' (2.74m)' (11'5" (3.48) x 9'2" (2.79))

Fitted kitchen comprising one and a half bowl stainless sink unit, cupboard under, further base and eye level units with worktops over, double glazed window, casement door to garden, part tiled walls and vinyl flooring, door to

Inner lobby - Storage cupboard, double glazed window, radiator, tiled flooring, gas fired boiler, doors to:

Separate WC - Low flush WC, frosted double glazed window.

Bathroom - Two piece suite comprising of Pedestal wash hand basin, panel bath, frosted double glazed window, wall and floor tiling.

First Floor Landing - Loft space, storage cupboard, doors to:

Master bedroom - 16'2' (4.88m)' x 14'1' (4.27m)' (16'2" (4.92) x 14'1" (4.29))

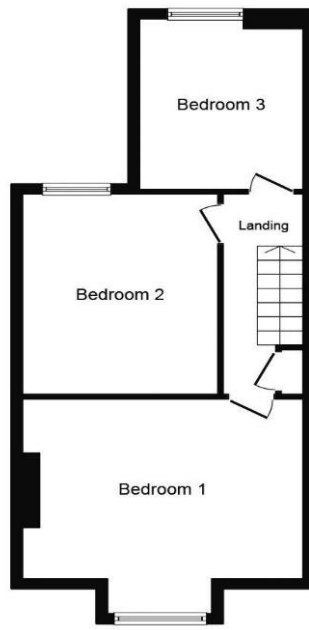
Double glazed bay window, radiator, coving to ceiling

Bedroom 2 - Double glazed window, radiator

Bedroom 3 - Double glazed window and coving to textured ceiling, radiator

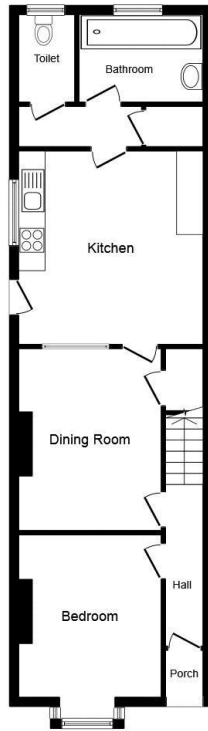
Front garden - Small brick built retaining wall, path leading to the front door

Rear Garden - In need of cultivation. Timber shed.



First Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.



Floor Plan

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